

**JAMES NEAVE**  
THE ESTATE AGENTS



**90 Rydens Road Walton-On-Thames Surrey KT12 3DS**

**Offers Over £600,000**



# RYDENS ROAD, WALTON ON THAMES, SURREY KT12



Approximate Gross Internal Floor Area: 87 m sq / 940 sq ft  
 Garage Area: 19 m sq / 208 sq ft  
**Total Area : 106 m sq / 1148 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A pretty, three-bedroom, semi-detached home located on the popular Rydens Road. The house is well presented throughout and includes a modern kitchen and bathroom. Downstairs you have separate front lounge with bay window, a rear kitchen/living/dining area, plus a utility room and downstairs toilet. Upstairs you have three bedrooms and a bathroom. Externally there is parking for multiple cars on the drive, and a rear garden with garage for further parking or storage. The garage benefits from rear access off of Normunhurst Road. The location works well for both families and individuals; you have popular local schools close by, several parks, and you can access Hersham train stations with ease. Walton has a vibrant town centre with an array of shops and restaurants, and the River Thames has lovely tow-path walks. Access to the A3/M25/M3 is close, as is Heathrow airport. We also feel this home offers scope for further extensions subject to the normal planning process. EPC Rating E.





**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.